Engineering Contracts Awarded

The Facility, Acquisition and Management Division met with Foulger Pratt on Tuesday, April 4, 2000 to discuss Indoor Air Quality issues within the Silver Spring Metro Center Complex. Among the issues discussed were the awarding by Foulger Pratt of two engineering contracts for the purpose of studying the building fascia. The contracts were awarded to: Facilities Engineering Associates, P.C. (FEA) http://www.feapc.com/ and Girard Engineering, PC. FEA will evaluate the areas of water incursion and Girard Engineering will evaluate the HVAC system. FEA began its evaluation on April 3, 2000 while Girard is slated to begin on April 10, 2000. The scope of work for each company appears below. Foulger Pratt has indicated that completion of the above engineering study is anticipated to be around May 30, 2000.

The other issues discussed were: large-scale abatement, small-scale abatement, and construction projects.

The next meeting with Foulger Pratt will take place on April 18, 2000.

Engineering Scopes of Work

FEA - will be performing an evaluation of the exterior walls and window systems of SSMC II, III, and IV to determine the possible causes of moisture penetration, and recommend a repair plan to address the leaks. In order to reach a conclusion, FEA will perform a field evaluation which will consist of:

1) *Visual Assessment and Drawing Review* - construction drawings and repair records will be reviewed to identify building exterior construction methods, details, and prior repair projects.

2) *Documentation of Leaks* - The building leak history will be discussed with building engineering personnel and the interior conditions at the reported leak locations will be documented.

3) *Visual Evaluation/Exterior* – A visual evaluation of the exterior elevations of the building including the masonry wall systems, M2 Level terrace, and window systems will be performed. The purpose of the visual evaluation will be to determine the general condition of the masonry joints, flexible sealants, windows, flashings and related details, and establish leak locations and correlate those locations with exterior construction. The exterior evaluation will be conducted from the ground, from the roof. and from the swing stage scaffold.

4) *Exterior Finish Removal and Leak Testing* - Bricks at two to four reported leak locations at SSMC III will be removed in order to document construction and determine the presence and condition of flashing and the wall cavity.

5) *Leak Testing* - Limited leak testing which consists of spraying the exterior surfaces with water to further evaluate waterproofing deficiencies.

6) *Written Report* - Prepare a written report of findings and recommendations

Girard – will perform an engineering study on the mechanical HVAC ventilation system for SSMC II, III, and IV. This study will entail:

Review and Evaluation

1. Reviewing reports/studies prepared by NOAA Consultants for SSMC II.
2. Reviewing existing building HVAC and ventilation systems.
3. Reviewing original building design drawings.
4. Reviewing of tenant HVAC drawings.
5. Reviewing humidification system.
6. Site visits to survey base building systems by mechanical engineers.
7. Interviewing building operating personnel.
8. Reviewing air balance reports prepared by comfort control.
9. Reviewing original GSA lease requirements for design of HVAC ventilation system.
10. Comparison of building HVAC design to code requirements in affect when buildings were designed.

Air Balancing Services

1. Measure actual outside airflow to each building floor.
2. Measure each floor A/C unit supply air temperature and humidity.
3. Measure each floor A/C unit return air temperature and humidity.
4. Measure each space temperature and humidity.
5. Review operation of a typical variable air volume boxes.

A written report of the findings and recommendations will be prepared.

Town Hall Meeting

The Silver Spring Town Hall Meeting was conducted Tuesday, March 7, 2000. The emphasis of the meeting was on an action plan to address existing and potential Indoor Air Quality (IAQ) problems. This plan includes tasking the building owner to permanently repair areas of water incursion, examining the HVAC system to ensure proper airflow, and to follow proper cleaning procedures. ***Transcript***